



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD**  
**VIRTUAL MEETING**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**APRIL 27, 2021**  
**8:30 A.M.**

**Cumulative Attendance**  
**2/2021 through 1/2022**

**Board Members**

	<b><u>Attendance</u></b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Mark Booth, Chair	P	3	0
Julie Lurie	A	0	3
Chris Evert, Vice Chair	P	3	0
William Marx	P	3	0
Justin Beachum	P	2	1

**Alternates**

Michael Madfis	P	3	0
Lakhi Mohnani	A	2	1
Terry Nolen	P	2	1

**Staff Present**

Bruce Jolly, Board Attorney  
Yvette Cross-Spencer, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Doris Coleman, Administrative Assistant  
Diana Cahill, Administrative Assistant  
Hallye Hinson, Administrative Assistant  
Victoria Mack, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Alex Albores, Building Inspector  
Mario Carrasquel, Building Inspector  
Alejandro Del Rio, Building Inspector  
Leonardo Martinez, Building Inspector  
Jorge Martinez, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Jose Saragusti, Building Inspector  
Jamie Oppерlee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

BE20080069: Ted Galatis; Edward Sherburne  
CE17020146: Corey Ritchie, CRA Project Manager  
BE20100017: Steve Ostrovkiy; Daniel Rodriguez  
CE20070065: Kelly Reutenauer; Thomas Reutenauer  
CE20020822: Ana Knezevic  
CE19070753: Diane Magid  
CE18110067: Alexi Cosme

Code Enforcement Board

April 27, 2021

Page 2

CE18110574: Karen Derlly  
CE19100180: Magnus Rasmusson  
CE19020717: Ginia Lopez  
CE19090682: Jorge Hirmas; Zhaohui Zhong  
CE19051876: Dominique Rizo  
BE20080191: Annu Balkissoonsingh  
CE19050105: Stacey Burnette  
CE20040219: Sharon Holas  
BE20100022: Barbara Miller; Katherine Miller, owner's daughter  
BE20060277: Vincent Geoffroy; James Hurchalla  
CE20060192: Chris Schirmer  
CE20040163: Lisa Quarterman  
CE20100975: Teresa Santos  
CE20120932: Sean Mize

The meeting was called to order at 8:40 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

**Case: BE20080069**

417 SE 16 ST

SHERBURNE, EDWARD W REV TR

SHERBURNE, EDWARD W TRUSTEE

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ROOF, KITCHEN, BATHROOM

Inspector Albores presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Ted Galatis said when Mr. Sherburne purchased the property, he was unaware of the illegal addition; nothing had appeared in a lien search. He noted that past surveys showed the addition. Mr. Galatis stated a prior tenant had reported the roof leak in retaliation for being evicted.

Mr. Galatis said the owner had hired an architect, who had drawn plans and a permit had been issued. The owner had made the emergency plumbing repair himself to stop a leak. The owner no longer rented parts of the building and only used it for storage.

Inspector Albores noted that the plumbing and roof repairs required a permit. He stated the owner had replaced copper water lines in unit 1 and removed the kitchen in unit 2 after the initial inspection. He added that the removal of the kitchen did not meet the requirement for this being a dwelling unit, so the owner should apply for a change of use.

Mr. Galatis said the owner had put down tar paper and mastic for the roof repair. Inspector Albores said this did not require a permit, since it cost less than \$1,500. Edward Sherburne, owner, said the roof damaged had been caused by a branch. He described the emergency water line repair he had done.

Inspector Albores stated the tenant had called the Fire Department because the ceiling collapsed. He said the owner needed permits for: the plumbing repair, the kitchen alteration, and the bathroom addition. If the owner demolished the bathroom, he would need a permit so the electrical removal could be inspected.

**Motion** made by Ms. Evert, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/27/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE19091233**

1320 NW 19 ST  
LAKES, PARRIS H/E WILLIAMS, SHENIQU

This case was first heard on 1/28/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported permits were in progress and recommended a 50-day extension.

**Motion** made by Mr. Beachum, seconded by Mr. Nolen to grant a 56-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE17020146**

1545 NW 6 ST  
PERSAUD, BOODHWATTIE

This case was first heard on 1/29/18 to comply by 6/26/18. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,380 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported there had been no progress since the last hearing. The fire hood permit was about to expire, and no application had been submitted for the change of use.

Corey Ritchie, City CRA Project Manager, said changes were required to the kitchen hood design and the amended drawings were with the City awaiting approval. He requested three months. Inspector Martinez reminded the Board that the change of use permit application had still not been submitted.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 91-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE20100017**

3000 RIVERLAND RD  
OSTROVSKIY, STEVE

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ATTACHED PERGOLA STRUCTURE BUILT IN THE REAR OF THE HOUSE BY THE POOL.  
DETACHED STRUCTURE IN THE REAR YARD. ATTACHED CARPORT AT THE SIDE OF THE HOUSE.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He stated the house had recently been partially demolished and some construction begun on the main house. The carport had been removed and the owner had applied for a residential alteration permit, but it had not been issued yet.

Steve Ostrovskiy confirmed that the pergola had been removed and stated he had hired an engineer and an architect. Daniel Rodriguez described the work in progress and requested additional time. Inspector Albores said the pergola and the other unattached structure must be added to the permit. Mr. Rodriguez agreed.

**Motion** made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE20070065**

3150 NW 66 ST  
REUTENAUER, KELLY A

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
WINDOWS AND SHED STRUCTURE.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Kelly Reutenauer stated they had replaced the windows and built the shed without a permit. She said they had hired Aruba Permit Service to pull the permits.

**Motion** made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 6/22/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE20020822**

1740 NE 49 ST  
KNEZEVIC, ANA

This case was first heard on 1/26/21 to comply by 4/27/21. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner had applied for a permit but the application did not include the violations for which the property had been cited. He had discussed this with the owner, who understood what must be done to comply. He recommended a 91-day extension.

Ana Knezevic thought 91 days would be sufficient.

**Motion** made by Mr. Marx, seconded by Ms. Evert to grant a 91-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE19070753**

211 SW 2 ST, # W  
RIVERWALK CENTRE LTD

This case was first heard on 8/27/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,850 and the City was requesting abatement of the fines.

Robert Masula, Building Inspector, reported the property was in compliance and recommended no fine be imposed.

Diane Magid agreed to the fine reduction.

**Motion** made by Ms. Evert, seconded by Ms. Marx to abate all fines. In a voice vote, motion passed 5-0.

**Case: CE18110067**

672 W EVANSTON CIR  
COSME, ALEXI A  
SOTO, JULIA

This case was first heard on 2/25/20 to comply by 3/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,650.

Robert Masula, Building Inspector, reported there was no permit activity to address the plumbing remodel and said the electrical plan review stated, "not required," leading him to believe the owner was not being forthcoming on the permit application to address the work that had been done. Inspector Masula did not recommend an extension. He said the permit application did not include work that had been done.

Alexi Cosme stated the City's plumbing planner informed him what needed to be done and new plans had been submitted the previous day. Inspector Masula said he was unaware of any new plans having been submitted. He reminded the Board that the case had begun in November 2018. He described the work for which the property had been cited. Inspector Masula recommended scheduling the case for a Massey hearing in 28 days, and if the owner had applied for all permits, he would recommend a 28-day extension. He stated the garage door violation was in compliance.

The Board took no action.

**Case: CE18110574**

901 SE 14 ST  
DERLLY, KAREN

This case was first heard on 9/24/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,250.

Robert Masula, Building Inspector, reported five permit applications were in process but needed corrections and would soon be purged if the owner did not respond.

Karen Derlly said she had hired a permit expeditor and had submitted a mechanical permit application. She requested 90 days.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 56-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

The Board took a brief break.

**Case: CE19100180**

1617 SE 15 ST, # 501  
RASMUSSEN, MAGNUS  
MAGNUS RASMUSSEN REV LIV TR

Service was via posting at the property on 4/13/21 and at City Hall on 4/12/21.

Robert Masula, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1  
THIS PROPERTY/ CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED  
TO:  
ALTERATIONS MADE SUCH AS REMOVING AND REPLACING THE MECHANICAL UNITS WITHOUT  
THE REQUIRED PERMITS AND OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 61 days or a fine of \$50 per day.

Magnus Rasmussen said he had replaced the air conditioning unit shown in the photo. The replacement had failed inspection last July and again in October. Mr. Rasmussen was working with the contractor to resolve the issue.

Inspector Masula said he had informed Mr. Rasmussen that inspections had never taken place. What had not been approved was plan review, which must be done for a permit to be issued. He said he was not aware that a permit had been issued for the air conditioner unit.

**Motion** made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 6/22/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE19020717**

3010 SW 17 ST  
RODRIGUEZ, FRANCISCO JOSE

This case was first heard on 7/23/19 to comply by 8/27/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the contractor had been changed, and the master, electrical and plumbing permits had been renewed but should be expired because no inspections had been conducted. He reported the electrical had failed rough inspection in September 2019 and had never been reinspected.

Ginia Lopez, the owner's sister-in-law, said the previous contractor was unlicensed and had taken \$68,000 and never pulled a permit. Even though they had taken him to court, no money had been recovered. They had needed to hire a new contractor and an engineer to check the work done by the previous contractor. She said they just needed to call for inspections.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE19090682**

2407 NE 33 AVE  
LHL ALPHA LLC

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Robert Masula, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

THIS PROPERTY HAD A PREVIOUS VIOLATION UNDER CE13121054 WHICH WAS COMPLIED BY ATF PERMIT PM14071674. THE WORK THAT WAS PERFORMED UNDER PERMIT PM14071674 THAT COMPLIED THE VIOLATION HAS BEEN ALTERED AND/ OR REMOVED WITHOUT PERMITS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. He said there was a code case in 2013 related to the same flooding problem and it had been addressed by adding the French drain. The French drain had subsequently been removed during the pool deck renovation and the flooding had resumed.

Zhaohui Zhong requested 90 days and admitted the violation existed as cited.

**Motion** made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 6/22/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE19051876**

2607 FLAMINGO LN  
PEREZ, JOSE

This case was first heard on 2/25/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the dock permit had failed plan review in 2019 and no corrections had ever been submitted.

Dominique Rizo said she had hired an engineering firm to file the permit applications and they had submitted them the previous week.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 28-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE20080191**

4800 BAYVIEW DR  
CORAL TOWERS CONDO ASSN INC

This case was first heard on 2/23/21 to comply by 4/27/21. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had failed plan review and was in need of corrections since February 26, 2021.

Annu Balkissoonsingh, property manager, said they had just taken over a few weeks ago and they had tried unsuccessfully to reach the fire sprinkler contractor who had not followed up on the permit application. She requested an extension and thought they would need to hire a new contractor. Inspector Masula said this was a life safety issue. He encouraged Ms. Balkissoonsingh to file a formal complaint and to file criminal charges against the contractor.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 28-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE19050105**

1110 PARK DR  
BURNETTE, VALERIE L & THOMAS, IRENE E

This case was first heard on 1/26/21 to comply by 4/27/21. Violations were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, reported the property was not in compliance.

Stacey Burnette, the owner's sister, said the first contractor had told them he was pulling a permit, but he never had. She had hired a licensed contractor, who was hiring an architect. She requested 90 days.

**Motion** made by Ms. Evert, seconded by Mr. Nolen to grant a 91-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE20040219**

1636 NW 9 AVE  
ESCARMENT, ODILES

This case was first heard on 2/23/21 to comply by 4/27/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, recommended a 56-day extension.

Sharon Holas said their architect had passed away before the permit was issued, delaying the process because they had needed to hire a new architect to redraw the plans. She did not know why this was taking so long and requested 90 days.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 91-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE20100022**

2103 BAYVIEW DR  
MILLER, BARBARA N

Service was via posting at the property on 4/13/21 and at City Hall on 4/12/21.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW FENCE CONSTRUCTED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Katherine Miller, the owner's daughter, said her mother had replaced a section of the fence without a permit and requested the Board defer any finding of a violation. She said she could comply within 56 days.

**Motion** made by Ms. Evert, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 6/22/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.



**Case: BE20060277**

328 CORAL WAY  
GEOFFROY, VINCENT & LINDA

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW STONE FENCE IN THE FRONT OF THE HOUSE.

Mr. Marx recused himself from the case because he knew the family. He clarified that he had no financial interest.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day. He said corrections to the permit application had been pending since July 2020.

Vincent Geoffroy said he had applied for the permit in June 2020 and when he picked up the permit, he believed it was all he needed. He had shown the permit to his contactor, who did the work. Inspector Martinez had later informed him that other approvals were needed on the permit. Mr. Geoffroy explained he wanted the wall to prevent flooding on his property from the street. He stated the City had done some work, but had not solved the problem. He said the decorative curb stones were not cemented in and were redirecting water to the catch basin. Mr. Geoffroy said the City had called the curbing a fence. He believed when the City examiner had reviewed the plans, he/she recognized that this was not a fence, and that was why he did not need any other permit. He requested 90 days.

Inspector Martinez stated the permit had never been issued, per the City's records.

James Hurchalla pointed out that this was not a wall, but edging. Inspector Martinez stated a permit was required.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 7/27/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 3-1 with Chair Booth opposed and Mr. Marx abstaining.

**Case: CE20060192**

1123 SW 5 PL  
MATTOCKS, JACI REGAN SCHIRMER, CHRISTOPHER V

This case was first heard on 1/26/21 to comply by 4/27/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, described progress the owner had made and reported the owner still needed a permit for the garage windows. He recommended a 56-day extension.

Chris Schirmer said he had fired the contractor and was doing the rest of the work himself. He needed to hire a siding contractor and to apply for the window permit. He requested 90 days.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 91-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE20040163**

1431 MIDDLE RIVER DR  
QUARTERMAN, LISA MARIE

This case was first heard on 1/26/21 to comply by 4/27/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported there had been no progress.

Lisa Quarterman said she had hired a contractor to pull the after-the-fact permit. She hoped the permit would be issued within 30 days and Inspector Martinez recommended a 56-day extension.

**Motion** made by Ms. Evert, seconded by Mr. Nolen to grant a 56-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE20100975**

3317 NE 16 CT  
ORANGE GROUP PARTNERS 2 LLC

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW BALCONY RAILINGS. NEW WATER HEATER.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Teresa Santos, partner, said they had purchased the property in September 2020. They had been informed by the prior owner, contractor and realtor that no permit was needed to install a new railing. The City inspector had discussed the railing with the property manager, but no one had informed Ms. Santos of the violation. The property was then cited and the new owner hired a contractor. They planned to add this and the water heater permit to an existing bathroom remodeling permit.

**Motion** made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 6/22/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE20120932**

2411 NE 32 AVE  
SOUTHEAST PROPERTY FUNDING LLC

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
STRUCTURAL MEMBERS REPLACED ON THE DOCK (RAFTERS).

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Sean Mize admitted the violation and agreed to comply within 56 days.

**Motion** made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 6/22/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE20070880**

2179 NE 59 CT  
PIRES, CLAUDIA  
PIRES, RICARDO DE FRANCA

Service was via posting at the property on 4/9/21 and at City Hall on 4/12/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW FENCE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

**Motion** made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 5/25/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE20020940**

1122 SW 6 ST  
PANKRATOVA, TATYANA

Service was via posting at the property on 4/13/21 and at City Hall on 4/12/21.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATION: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW PARTITION WALL AND NEW ELECTRICAL BOX

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 6/22/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: BE-19120043**

1108 ARIZONA AVE

LOUIS JEUNE, KENSON JOSEPH, ALTENIE

This case was first heard on 1/26/21 to comply by 3/23/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported there had been no progress.

**Motion** made by Mr. Marx, seconded by Ms. Evert to grant a 28-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Mr. Booth opposed.

**Case: CE19041196**

1060 NW 23 WAY

HUMPHREY, HANNAH

This case was first heard on 2/25/20 to comply by 4/28/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,450.

Leonardo Martinez, Building Inspector, reported there had been no permit activity since April 1, 2020. The owner had informed him she had health issues and that was why she had been unable to pull the permit. Inspector Martinez recommended a 28-day extension.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 28-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE-20010101**

2500 E COMMERCIAL BLVD B

OWNER: ALTO PROPERTY MANAGEMENT LLC

%F&A OF FORT LAUDERDALE LLC

This case was first heard on 1/26/21 to comply by 2/23/21. Violations were as noted in the agenda. The property was not in compliance. The City was requesting the Board amend the 1/26/21 order comply-by date from 3/23/21 to 4/27/21.

Robert Masula, Building Inspector, reported there had been no permit activity and recommended no extension be granted.

**Motion** made by Ms. Evert, seconded by Mr. Marx to amend the 1/26/21 order comply-by date from 3/23/21 to 4/27/21. In a voice vote, motion passed 5-0.

**Case: CE19050138**

909 NW 16 TER

PBN INVESTMENTS LLC

This case was first heard on 11/26/19 to comply by 2/25/20. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$5,750.

Jorge Martinez, Building Inspector, recommended reducing the fines to \$450.

**Motion** made by Ms. Evert, seconded by Mr. Nolen to reduce the fine to \$450. In a voice vote, motion passed 5-0.

**Case: BE20020065**

5535 NW 35 AVE B  
BRE ALPHA INDUSTRIAL PROPERTY  
OWNER LLC % GATEWAY

This case was first heard on 1/26/21 to comply by 3/23/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, recommended a 56-day extension.

**Motion** made by Ms. Evert, seconded by Mr. Beachum to grant a 56-day extension to 6/22/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: BE20020064**

3120 SW 17 ST  
SELECT OCEAN HOLDING LLC

This case was first heard on 1/26/21 to comply by 3/23/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, recommended imposition of the fines.

**Motion** made by Ms. Evert, seconded by Mr. Beachum, to find the property was not in compliance by the ordered date and to impose the \$3,400 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

**Case: CE19070588**

819 N FEDERAL HWY  
OWNER: ACS 817 LLC

This case was first heard on 11/26/19 to comply by 12/16/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master and sub applications were pending corrections as of March 4, 2021.

**Motion** made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 5/25/21, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Complied, Closed and Withdrawn Cases**

**Motion** made by Ms. Evert, seconded by Mr. Beachum, to accept the closed and withdrawn cases on page 15 of the agenda into evidence. Motion passed unanimously.

**Board Meeting Minutes**

**Motion** made by Mr. Beachum, seconded by Mr. Nolen, to approve the minutes of the Board's March 2021 meeting. In a voice vote, motion passed unanimously.

**Board Discussion**

None

**Communication to the City Commission**

None

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.  
None

**Cases Withdrawn**


The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.  
None

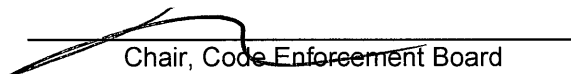
**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.  
None

There being no further business to come before the Board, the meeting adjourned at 11:07 a.m.

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

  
\_\_\_\_\_  
Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.